

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 8 th July 2025
Application reference:	250762
Applicant:	HPP Capital
Location:	Land adj. 68 Davies Lane, Leytonstone, E11 3DR
Proposed development:	Construction of a two storey dwellinghouse (1x2-bed) (Use Class C3). Associated works to include hard and soft landscaping, boundary treatment and refuse/cycle storage.
Wards affected:	Leytonstone
Appendices:	None

1 CONDITIONS

- 1.1 Since publication of the committee report, planning officers have been in communication with the applicant team and consider it necessary to include an architect retention clause in the heads of terms of the legal agreement, with the intention of ensuring the delivery of exemplar design within the borough.
- 1.2 The S106 heads of terms (section 9.39 of the committee report) have been amended to the following:

Transport and highways

- £1,000 contribution towards improving sustainable modes of transport (walking and cycling), which future occupiers would benefit from
- £250 contribution towards CLP monitoring
- Car-free status assigned to the new residential dwelling, ensuring that future occupiers are not entitled to on-street parking permits

SAMMS

- £650 towards Strategic Access Management and Monitoring

Legal fees

- Legal monitoring fee equivalent to 5% of the total financial contribution (£123.50)

Monitoring and implementation

- Payment of the Council's legal fees for the preparation and completion of the legal agreement

Other

- Carriageway condition survey
- £570 contribution towards Carbon Offset Fund
- Architect retention clause (Clear Architects)

2 RECOMMENDATION

2.1 The recommendation remains unchanged.